

Sale of 3 - 7 Alexandra Street

| | | |
|---------------|------------|----------------------|
| Purchase Date | 21/10/2014 | \$ 250,000.00 |
| | | <u>\$ 250,000.00</u> |

| | | | |
|-----------|---------------|----------------------|--------------|
| Sale Date | 28/02/2023 | \$ 662,500.00 | |
| Less: | Release Fee | -\$ 208.83 | |
| | Legal Fees | -\$ 1,516.84 | |
| | Commission | -\$ 19,212.50 | |
| | Advertising | -\$ 970.00 | |
| | Pexa Fees | -\$ 123.97 | |
| | Other Fees | -\$ 510.61 | |
| | Capital Works | -\$ 9,504.30 | |
| | | <u>\$ 630,452.95</u> | |
| | | \$ 639,957.25 | -\$ 9,504.30 |
| | Capital Gain | \$ 380,452.95 | |

| Proceeds | | Adjustments | | | |
|-----------------|---------------|----------------|-----------------|----------|-----------------|
| Bank SMSF | Pexa | Legal Fees | Commission | NAB Loan | |
| 505150.8 | 123.97 | 1668.52 | 20444.75 | 510.61 | |
| 50000 | | | | 85554.96 | |
| <u>555150.8</u> | <u>123.97</u> | <u>1668.52</u> | <u>20444.75</u> | <u>0</u> | <u>86065.57</u> |

663453.61 includes release of deposit